



Pullman National Monument



Updates on NPS Planning Projects at Pullman

**Public Meetings
February 2-3, 2017**





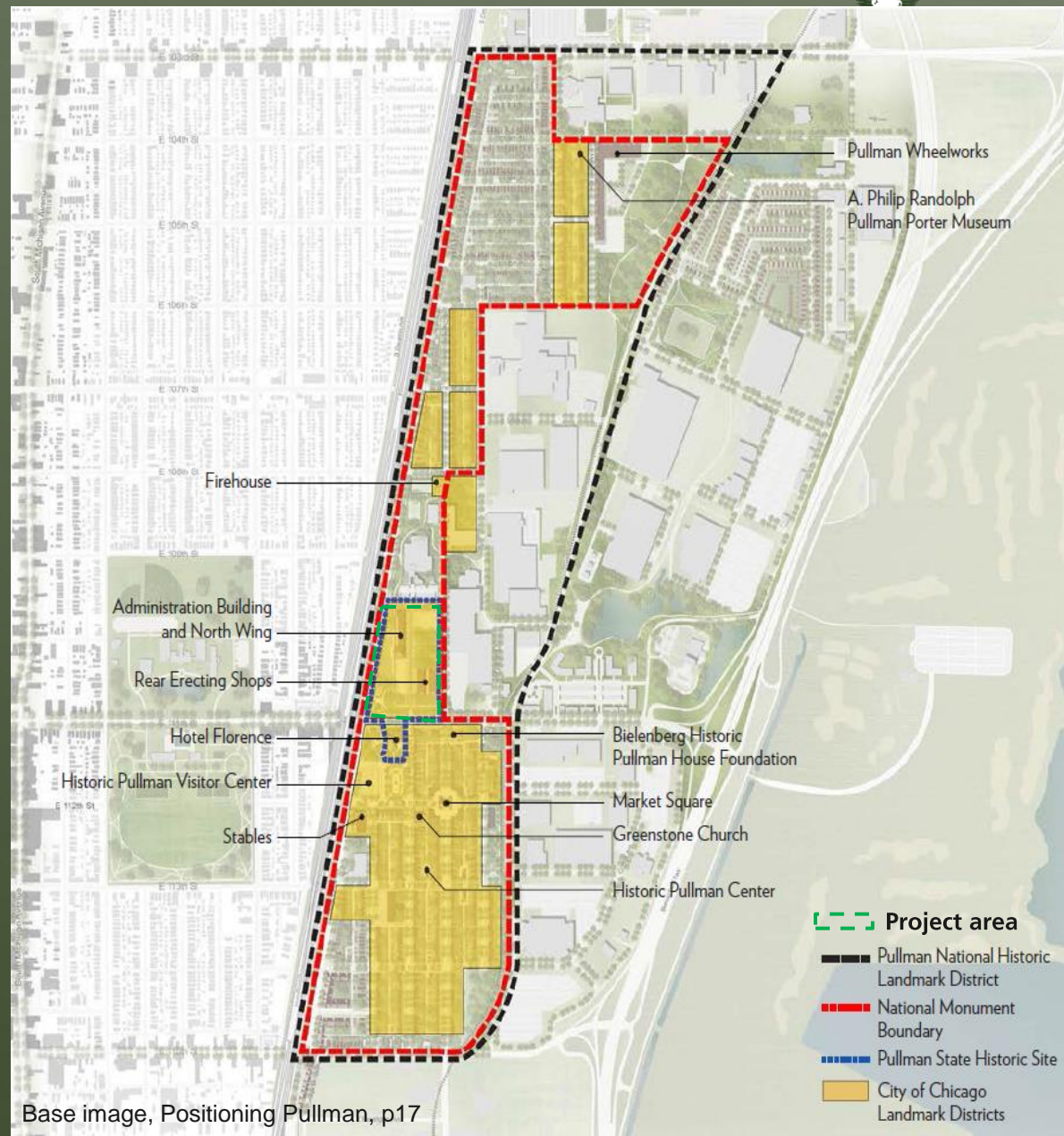
Agenda

- Logistics
- Introductions
- Project Area
- NPS/State/City Partnership
- Background
- Where are we now?
- NEPA
- EA & Conceptual Design
- Next Steps
- Q&A





Project Area Designations and Authorities





Partnership with City and State

- Illinois Historic Preservation Agency (Pullman State Historic Site)
- Illinois State Historic Preservation Office
- City of Chicago (Pullman District)
- Illinois Environmental Protection Agency





Coordination with IHPA



- Involvement in the Conceptual Design and Environmental Assessment
 - Partners in conceptual design development
 - Discussions on EA and alternatives
- Involvement generally with Pullman National Monument
 - IHPA collaboration with NPS since 2012.
 - Continues its ownership of acreage and structures surrounding the Clock Tower Building and the Hotel Florence
 - Continues to provide staffing for Pullman SHS



Coordination with Preservation Partners



- Illinois SHPO review of Pullman projects
 - Reviews projects with federal licenses, permits, or funding under Section 106 of the National Historic Preservation Act
 - Reviews projects with state licenses, permits, or funding under the Illinois State Agency Historic Resources Preservation Act (PA 86-707) (20 ILCS 3420)
 - Consults with NPS Midwest Region historians in NHL program
- Chicago Landmarks review of Pullman projects
 - City has design review and permit authority for private property owners' projects with locally designated historic district
 - Design guidelines established
 - Consults with IHPA on rehabilitation projects of State owned property



Pullman National Monument

Established by Presidential Proclamation on February 19, 2015 which directs the NPS to:

- Preserve the historic resources
- Interpret the industrial history and labor struggles and achievements associated with the Pullman Company, including the rise and role of the Brotherhood of Sleeping Car Porters
- Interpret the history of urban planning and the design of which the planned company town of Pullman is a national significant example



Other Directives In Proclamation

- Provide for full public involvement, including with the State of Illinois and City of Chicago and other interested parties
- Provide interpretive opportunities
- Coordinate visitor services
- Seek to enter into agreements with others to address common interests



Where Are We Now?

- Basic Operational Functions
- Education & Special Events
- Partnerships and Collaboration
 - Building Relationships
 - Participating in Partner-led Visioning and Planning
- Planning
 - Foundation Document
 - Conceptual Site Design and Environmental Assessment
 - Management Plan



National Environmental Policy Act (NEPA)

- Federal Requirement
- Public Involvement
- Full Range of Alternatives
- Evaluate Environmental Impacts
- Structured Decision-Making Process

National Park Service
U.S. Department of the Interior



Pullman Factory Site Conceptual Design *Environmental Assessment*



FEBRUARY 2017



Conceptual Design & Environmental Assessment

- What is it?
 - Provides broad recommendations for structures and landscapes to accommodate the visitor experience
- What issues does it address?
 - Visitor access and experiences, environmental health, and cultural resources at the Factory site
- Where does it fit with other planning?
 - Complementary to and consistent with other Pullman area efforts



Key Concerns

- Historic Preservation
- Environmental Remediation
- Visitor Experience
- Partnerships and Coordination for ongoing activities
- Interface with the Pullman neighborhood and State Historic Site
 - (physical connections and compatible operations)



Factory Site Conceptual Design and Environmental Assessment



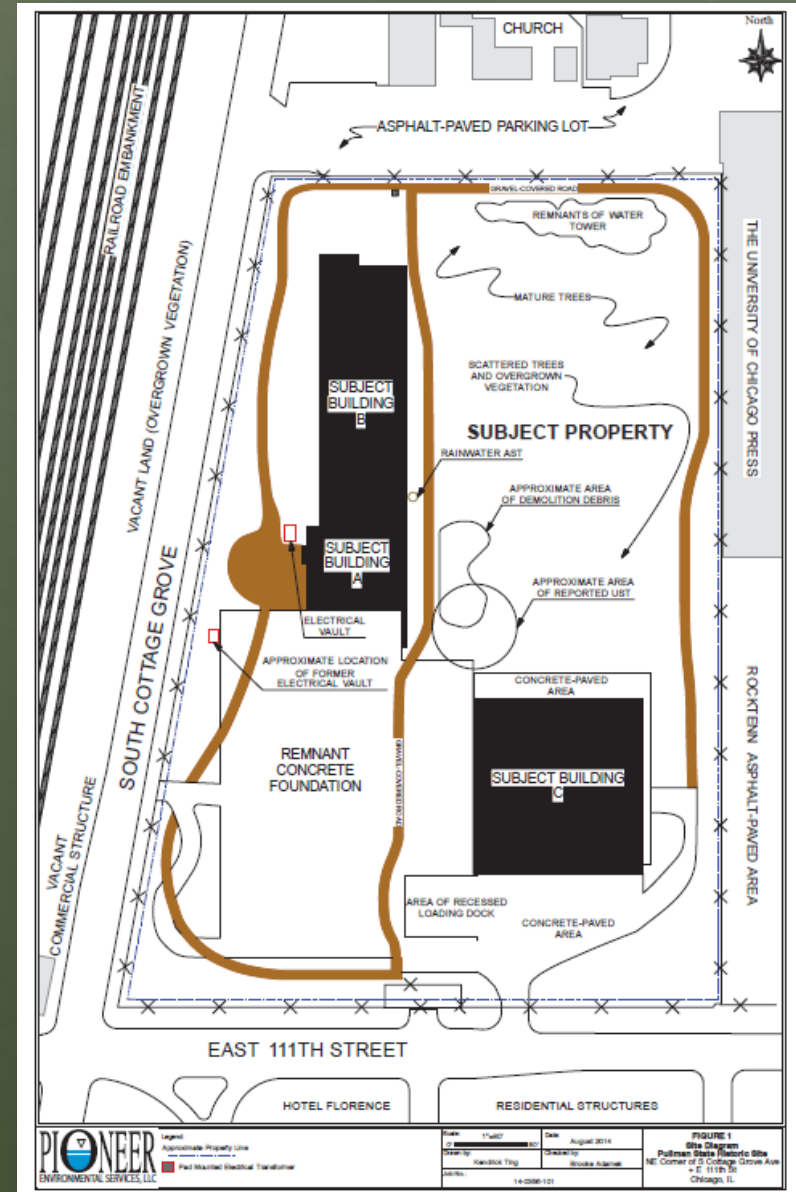
NPS VISITOR CENTER

1st Floor of the
Historic
Administration
Clock Tower
Building





Current Conditions





Environmental Remediation

Figure 6
CSI Soil and Groundwater Sample Locations
Pullman Car Manufacturing Company



- Remediation Site Boundary
- Phase II Soil Sample Location
- ▲ Phase II Groundwater Sample Location
- SSI Soil Sample Locations (multiple samples collected at each location—see Table 1)
- ◆ Hand Auger Sample Location
- ▲ SSI Groundwater Sample Location

Figure 13
Recognized Environmental Conditions (RECs)
Pullman Car Manufacturing Company



- Corliss Steam Engine
- Automotive/Truck Repair Shop
- Historic Industrial Land Use
- SSI Boring 149 Anomaly (Potential REC)
- Former Lake Vista
- Transformer Pit
- Potential Underground Storage Tank





Conceptual Site Design Options

- Alternative 1: No Action - The Minimal Amenities Conceptual Design - Administration Clock Tower Building Conversion to Visitor Center
- Alternative 2: Visitor Center and The George Pullman Period (ca. 1880-1897) Conceptual Design
- Alternative 3: Pullman Factory Modernization Era (ca. 1898-1941) Conceptual Design



Alternative 1: No Action - The Minimal Amenities Conceptual Design -Administration Clock Tower Building Conversion to Visitor Center

- Visitor Center
- Parking
- Access
- Utilities





Pullman Visitor Center Interior Schematic Design - Common to All Alternatives

Pullman Visitor Center



Approved Facilities Planning Model

107,000 Visitors / Year

9,864 GSF Total

Program – Total 10,000 SF

Visitor	4,930 SF
Admin	1,335 SF
Storage	425 SF
Systems	660 SF





Alternative 2: Visitor Center and The George Pullman Period (ca. 1880-1897) Conceptual Design

- Visitor Center
- George Pullman era
- Landscape & hardscape features of the period
- Round-a-bout
- Lake Vista
- Workers Gate
- Other elements for visitors – parking, sidewalks, etc.





Alternative 3: Pullman Factory Modernization Era (ca. 1898-1941) Conceptual Design

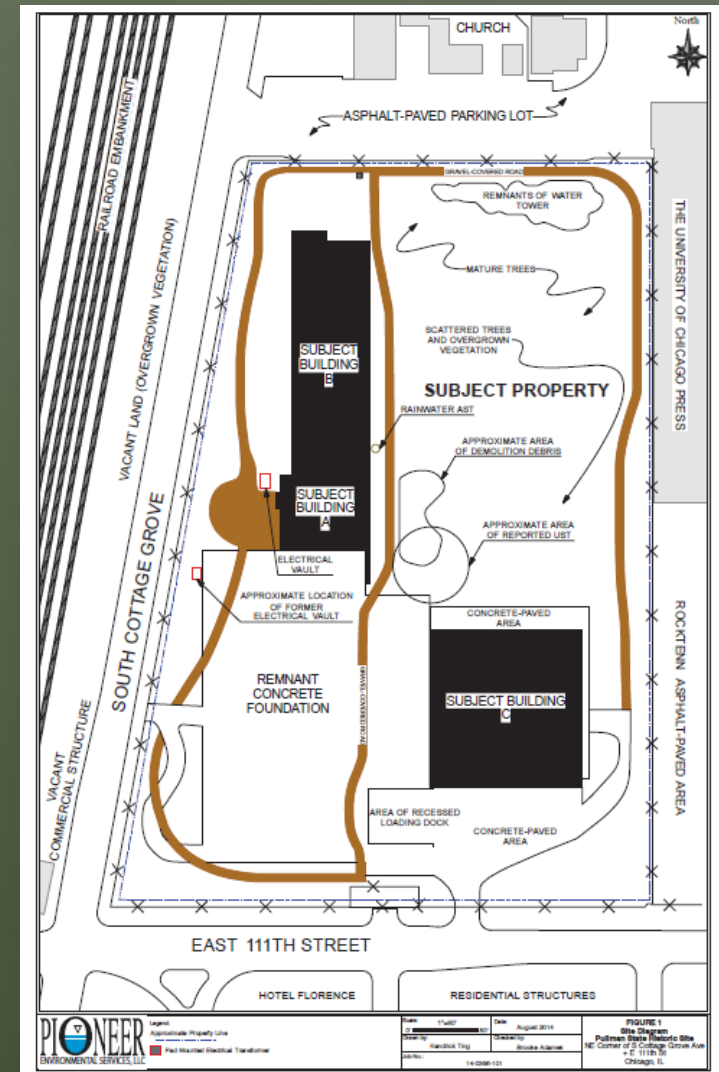
- Visitor Center
- Focus on industrial changes after 1897
- Landscape & hardscape features of the period
- Workers Gate
- Other elements for visitors – parking, sidewalks, etc





Alternatives & Actions Considered but Eliminated

- No Intervention
- All Structures Retained and Restored





Next Steps

- Factory Site Conceptual Design / EA released for public review
 - Analyze comments and make agency decision
- Foundation Document finalized
 - Provides basic guidance for planning, management, and partnership actions
- Management Plan startup
 - Interpretation Programs, Operations, Partnerships



How to Comment

- Comments are due March 6, 2017
- To comment electronically:
 - <http://parkplanning.nps.gov/PullmanConcept>
- To comment in person or by mail:
 - Kathy Schneider
Superintendent, Pullman National Monument
11111 S. Forrestville Ave
Chicago, IL 60628



Thank You!



National Park Service
U.S. Department of the Interior